



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

(Col. Ret.) Kenneth Dollar, Ward 2 - Chairman

Donald Gillis, Ward 4, Vice Chairman

Ann Watkins, Ward 1

Kenneth Carter, Ward 5

Bob Kinney, Ward 6

Stephen Diffley, Ward 7

Tuesday, September 6, 2011

6:00 PM

City Hall Council Chambers

Stephen Diffley, Kenneth Dollar, R. W. "Bob" Kinney, Kenneth Carter, Donald Gillis, and Ann Watkins

Staff:

Brian Binzer, Development Services Director

Rusty Roth, Development Services Manager

Patsy Bryan, Secretary to the Board

Shelby Little, Urban Planner

Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Chairman Dollar called the September 6, 2011 Planning Commission Meeting to order at 6:00 p.m.

MINUTES:

20110759

August 2, 2011 Regular Planning Commission Meeting Minutes

Review and Approval of the August 2, 2011 Planning Commission Meeting Minutes

Mr. Kinney made a motion to approve the August 2, 2011 Planning Commission Meeting Minutes, seconded by Mr. Diffley. The motion carried 5 – 0 – 0.

REZONINGS:

20110696

Z2011-11 Lori Parker, Executive Director Cobb Pregnancy Services 47 Gramling Street

Z2011-11 [Rezoning] Lori Parker, Executive Director, Cobb Pregnancy Services request a rezoning for property located in Land Lot 02180, District 17, Parcel 0340, 2nd Section, Marietta, Cobb County, Georgia and being known as 47 Gramling Street with variances as stated in the Ordinance.

File #20110696 (Z2011-11) was presented by Mr. Roth for property located in Land Lot 02180, District 17, Parcel 0340 and being known as 47 Gramling Street.

The applicant and Executive Director, Lori Parker, is requesting rezoning from OIT (Office Institution Transitional) to OI (Office Institutional) in order to construct a new 10,800 square foot facility. Also in attendance was Jim Croft, Croft & Associates Architecture, to answer any questions.

Mrs. Parker described the Cobb Pregnancy as a Christian organization which offers positive alternatives to men and women who are experiencing unplanned pregnancies through spiritual, emotional, and practical support. They are the largest pregnancy center in the state. Approximately, 5,600 individual people were served last year. Additional services were described by Mrs. Parker.

Mr. Croft distributed revised site plans to the commission members indicating reconfiguration of the parking in order to allow the next door neighbor access to their driveway. Mr. Croft gave a description of the proposed 3-story building.

Reggie Taylor, executive director of the Marietta Redevelopment Corporation, spoke in favor of the Cobb Pregnancy Center. Mr. Taylor asked for an access easement on the east end between the two adjacent parcels.

Mr. Kinney and Mrs. Parker discussed issues regarding financing, when funding will be available, and start date.

Mr. Taylor explained that there is no specific time line when the MRC development will begin.

According to Mrs. Parker, the foot print of the building is determined on the need.

Questioning continued by Mr. Kinney regarding trees and parking.

Mr. Diffley asked if classes are held on a daily basis and the number of people involved.

Mr. Gillis questioned the Tier B Overlay requiring an entrance on Powder Springs Street, extensive landscaping, upgrade of Gramling Street sidewalk, and parking.

Chairman Dollar expressed concerns regarding funding, cost of construction, ingress and egress onto Powder Springs Street, class sizes, time of construction, as well as interconnectivity with MRC parcel.

Mr. Kinney made a motion to recommend to City Council that this request be approved as submitted, with exploration of the inter parcel access with MRC and deleting the right turn exit onto Powder Springs Street.

Mr. Gillis made a friendly amendment to stipulate the curb cut be eliminated on Powder Springs Street, stipulate the sidewalk on Gramling Street be brought up to code, stipulate that the landscape be added to the Powder Springs Street side to comply with Tier B.

Mr. Kinney accepted Mr. Gillis' friendly motion.

Mr. Kinney made a motion, seconded by Mr. Gillis, to recommend to city council that this rezoning be approved, as submitted, with stipulations that the exit on Powder Springs Street be eliminated, the sidewalk on Gramling Street be upgraded as required by Tier B standards, and that the landscaping comply with Tier B. The motion carried 4 – 1 – 0 with Chairman Dollar opposed.

A motion was made by R. W. "Bob" Kinney, seconded by Donald Gillis that this matter be Recommended for Approval as Stipulated. The motion carried by the following vote: 4 – 1 – 0

Absent: 1 - Watkins

Vote Against: 1 - Dollar

20110697 Z2011-12 Crown Towing 503 Commerce Park Drive, Suite H

Z2011-12 [SPECIAL LAND USE PERMIT] CROWN TOWING requests a Special Land Use Permit for property located in Land Lot 04310, District 17, Parcel 0170, 2nd Section, Marietta, Cobb County, Georgia and being known as 503 Commerce Park Drive, Suite H, currently zoned HI (Heavy Industrial). Ward 1.

File #20110697 (Z2011-12) was presented by Mr. Roth for property being located in Land Lot 04310, District 17, Parcel 0170 and being known as 503 Commerce Park Drive, Suite H.

The applicant, Crown Towing, is requesting a Special Land Use Permit for a towing company. Stacey Tillman, owner of Crown Towing, stated that the purpose is for towing illegally parked cars.

Mr. Diffley mentioned that there are several places in the concrete in need of repair and the surface area where the cars will be parked has to be impervious. Ms. Tillman stated that she is only concerned about the fence.

Mr. Kinney stated that the area is messy and expressed concern about environmental issues. Mrs. Tillman was advised by staff that Rottenwood Creek is directly behind this property and that she needs to be prepared to have impervious surface and means of keeping oil from leaking into the creek.

Mr. Gillis advised Mrs. Tillman that it would be best to withdraw at this time until environmental issues have been addressed and she agreed.

Mr. Diffley made a motion to table this rezoning request to the October Planning Commission Meeting, seconded by Mr. Carter. Motion carried 5 – 0.

A motion was made by Stephen Diffley, seconded by Kenneth Carter, that this matter be Tabled. The motion carried by the following vote: 5 – 0 – 0

Absent: 1 – Watkins

At this time, Mr. Gillis left the meeting.

20110707

Z2011-13 City of Marietta (Custer Park) 596, 597, 603, 611 and 600 Kenneth E. Marcus Way

Z2011-13 [REZONING] CITY OF MARIETTA (CUSTER PARK) request rezoning with variances as stated in the Ordinance for the following properties: Land Lot 10900, District 16, Parcel 0910, 596 Kenneth E. Marcus Way, CRC to OI; Land Lot 10900, District 16, Parcel 0900, 597 Kenneth E. Marcus Way, CRC to OI; Land Lot 10900, District 16, Parcel 1050, 603 Kenneth E. Marcus Way, PRD-MF to OI; Land Lot 10900, District 16, Parcel 1000, 611 Kenneth E. Marcus Way, PRD-MF to OI; Land Lot 10910, District 16, Parcel 0390, 600 Kenneth E. Marcus Way, R-4 to OI. Ward 5.

File 20110707 (Z2011-13) was presented by Mr. Roth for the City of Marietta and being known as 596 Kenneth E. Marcus Way, 597 Kenneth E. Marcus Way, 603 Kenneth E. Marcus Way, 611 Kenneth E. Marcus Way, and 600 Kenneth E. Marcus Way, from PRD-MF, CRC and R-4 to OI.

Mr. Roth stated that the property was previously used as baseball fields and is currently in a deteriorated condition. The city has identified this location as a new soccer facility with 2 new fields, a new concession and restroom facilities. Parking will be reconfigured and additional landscaping ADDED for the facility.

In order for the development of this facility, the following three variances are necessary:

- 1. Variance to eliminate the 50' undisturbed natural vegetative buffer.*
- 2. Variance to eliminate the additional 25' impervious setback.*
- 3. Variance to reduce the required tree density from 214.75 to 36.*

Discussion between Mr. Roth and Mr. Carter indicated that bids will be going out soon to hire a contractor to complete the construction, services of the field, and provide a first class soccer facility.

Mr. Kinney made a motion to recommend to city council that this matter be approved, seconded by Mr. Carter. The motion carried 4 – 0 – 0.

This matter was Recommended for Approval

Absent: 2 - Gillis and Watkins

ADJOURNMENT:

The September 6, 2011 Planning Commission meeting adjourned at 7:20 p.m.

KEN DOLLAR, CHAIRMAN

PATSY BRYAN, SECRETARY